

Galvin's News and Views from *Lake of the Ozarks*

View **ALL MLS listings** for Lake of the Ozarks at
www.galvinatthelake.com

Galvin Humphries
A Legacy at The Lake

Direct: (573) 216-3600 • Toll free: (800) 879-5687
Office: (573) 365-8596
E-mail: galvin@galvinatthelake.com
Web site: www.galvinatthelake.com

P.O. Box 970
109 Horseshoe Bend Parkway
(Located at Bus. 54 & HH)
Lake Ozark, MO 65049

FOUR SEASONS REALTY

REALTOR

AGENT

News from around the Lake.....

Osage Beach to move forward with outer road

The dead end roadway in Osage Beach will be a dead end no more. Mayor Penny Lyons cast the tie-breaking vote Thursday night to move forward in a partnership with MoDOT in building a \$3.5 million outer road from the end of Osage Beach Parkway to the Y Road interchange. The city's share is estimated at \$1.2 million in a one-third/one-third/one-third cost share with MoDOT and other sources.

The decision means the dead-end Parkway will be reopened to two-way traffic, but it won't be for at least 18 months. Bids for the project won't be let until at least next spring. Voting in favor of the outer road were aldermen Fred Catcott, Kevin Rucker and Lois Farmer. Voting no were Steve Kahrs, John Olivarri and Ron Schmitt. Catcott offered the motion for consideration, and Rucker made the second, which put the motion in place for the 3-3 vote. For more than a year, the city, MoDOT and property owners on the west end of The Parkway have worked to find a way to increase east-west traffic flow on The Parkway and do it safely. *Continued on page 2.*

Osage Beach to move forward with outer road *Continued from page 1.*

Opening of the Expressway in late 2012 and the subsequent closing of The Parkway near Lazy Days Road effectively cut off traffic to the area and businesses suffered. Businesses have closed and property values have plummeted. A campaign to solve the problem was taken to the city by concerned business and property owners. After considerable negotiations with MoDOT, and after a unified effort by the board of aldermen, an agreement was reached earlier this summer. Aldermen learned Thursday night that MoDOT is not interested in building the project in phases, one of the ideas advanced at a meeting earlier in July. The board also learned that the city could borrow money from MoDOT to help fund the project, although it appears now the city may be able to fund its \$1.1 million share over a two-year period since the project won't be completed until at least late 2015.

The opportunity for a sharing agreement on the total cost was one of the reasons for moving forward, Mayor Lyons said as she cast the tie vote. The city has had a good working relationship with MoDOT, Lyons noted, and the outer road will give the city an opportunity to grow and expand. The two-way road will open the Parkway to through traffic, she added. Bids for the project won't be let until at least next spring or summer. Jul 26, 2013. Dan Field. *Lakenewsonline.com*

Districts looking to adopt new dock requirement

Lake area fire protection districts with dock electrical codes are considering adding new requirements that would bring more docks into the inspection process and may make codes more stringent as they look to update dock regulations to the 2011 National Electric Code. Mid County Fire Marshal Chris Bachman, Sunrise Beach Fire Marshal Bobby Northcott, Gravois Fire Chief Ed Hancock and Ameren Missouri Shoreline Management Supervisor Jeff Green all spoke on dock electrical regulations and safety at an Eggs & Issues gathering of the three area chambers of commerce — Lake West, Camdenton and Lake Area — held Tuesday morning at Cannon Smoked Saloon in Sunrise Beach. The informational forum was sponsored by Poly Lift.

Area fire protection districts with dock electrical codes are mulling a step up in regulation referred to by Bachman as "phase 2" of dock electrical codes — phase one being the basic implementation of the codes and inspection program Jan. 1, 2006 for new docks, used docks that are moved to a new location and modifications of docks that includes any rewiring. One of the items being considered is to add to what docks are required to meet code. Districts may require a dock inspection when there is a transfer of ownership.

The Osage Beach Fire Protection District Board of Directors has already moved forward with this change. It will be implemented starting Sept. 1. Once completed, an inspection prior to the transfer will be good for one year to give time for the sale to go through. Generally, districts in the lake area with building and dock codes make changes in unison to keep requirements the same in order to cut down on confusion among contractors and property owners. Bachman said Mid County will likely hold public hearings on proposed changes at some point to see where and how far the public wants them to move on this issue. "We're not going to phase two unless it's public driven," he said. If the proposal does become code, he advised realtors to think of it like having a home inspection — get it done early when it first becomes a listing — in order to avoid problems at the last minute with the closing. Bachman also said there may be a provision that would allow any follow-up fixes to an inspection to be done after closing as long as the new owner is made aware of the issues found in the inspection and takes responsibility for getting the deficiencies fixed.

If all fire protection districts with dock electrical codes adds the transfer of ownership provision, Green estimated it would bring a few hundred more docks into the permitting process each year. Ameren sees about 500-600 transfers related to docks each year, Green said, but not all of those docks are within a district with code enforcement. While Osage Beach is currently the only agency in the area requiring inspection upon transfer of ownership, Green recommended realtors start having dock inspections when they get a listing and not wait for fire department requirements. "With as bright a light as we've shined on this, everybody is responsible," Green said. Three electrocutions at the Lake of the Ozarks last year led to heightened awareness of electrical safety on docks. Though the initial emotion of the tragedies has faded, officials are continuing to follow up on dock safety and preventative measures.

With a large transient population from new homeowners at the Lake, Green asked realtors at the forum help educate newcomers about dock inspections and getting deficiencies fixed. Emergency dock calls from potential electrical hazards are continuing to occur, according to Northcott. There have just not been any deaths as a result. He has responded to six emergency dock calls in the last month.

Codes or no codes, all area fire departments will respond to emergency calls of concern that there is a hazard or potential hazard from a dock. If there is current in the water, firefighters will stay at the site until the problem is identified. If a dock is deemed hazardous, the electricity is shut off and officials must receive a plan from the owner to get the dock into compliance within 30 days or potentially face a maximum \$4,000 fine. Ameren can also pull the permit if the owner refuses to comply. Jul 31, 2013. Amy

Wilson. *Lakenewsonline.com*

OBFPD approves new dock inspection regulation

A new requirement that expands the Osage Beach Fire Protection District dock inspection program will go into effect Sept. 1. The OBFPD Board of Directors voted unanimously Tuesday to adopt an amendment to the original ordinance passed in 2006. It says: Any dock within the OBFPD that has a transfer of ownership must be inspected by the fire department. A residential dock is defined as one permitted in an owner's name and not tied to any association. Any dock that passes inspection will be good for one year.

There is a minimum fee of \$50 to inspect a dock up to four wells. Docks with five or more wells will be charged a flat rate of \$50 plus \$6 per well. One re-inspection is included in the fee, but additional re-inspections will be charged \$25 per inspection. The decision comes about a year after three people died at the lake from electrocution.

"I want to thank my board of directors for taking the lead on this project," Fire Chief Jeff Dorhauer said. "However, we realize that even with this step we must be aware that this is not the final answer to this and much work still needs to be done. No inspection, no ordinance and no state legislation can ever remove all hazards. It's our hope through a partnership of dock owner's, building officials, Ameren Missouri and state legislators we can make great strides in providing a safe environment for our residents and visitors to the Lake. The Fire District encourages all dock owners to make regular inspections to their docks and to repair items when problems are detected." Ameren Missouri, which has a vested interest in the lake, is also supportive of the OBFPD decision.

Jeff Green, Ameren's supervisor of shoreline management, said "we are supportive of the Fire District's efforts to require inspections of docks prior to transfer of ownership. This will increase the number of inspected docks thereby hopefully improving electrical safety on docks that might not otherwise be inspected or upgraded."



Existing rules

Docks already covered by the OBFPD ordinances include:

- A dock that is new as of Jan. 1, 2006
- Docks that are moved into a new location whether new or used as of Jan. 1, 2006
- Any dock that has an updated to its electrical system or structure that results in work being done to the dock's electrical system

Questions can be directed to the Osage Beach Fire Protection District at 573-348-1221 or the Web Site at

<http://obfire.com/dock-information/> Jul 24, 2013. *lakewebonline.com*.

Program aims to increase lifejacket use

The Lake of the Ozarks Water Safety Council is spearheading a new program aimed at promoting lifejacket safety on the water by painting large reminders to buckle up on boat ramps and walkways. The large "Life Jacket Zone" painted in an eye-catching bright orange can be found at a growing number of locations around the lake. The project is intended to help educate boaters of all ages on the life-saving importance of wearing life jackets. Many drownings can be prevented with the use of an approved life jacket.

In 2013, 13 people have drowned statewide, with the many of those fatalities on Lake of the Ozarks. In 2012, 21 people in Missouri drowned. The 2012 number was down significantly from 41 in 2011 and 50 drownings statewide in 2011. The council is hoping the idea catches on and reminds boaters as they head out on the water to wear a lifejacket. So far, the stencils have been used at the public beaches, ramps and some dock walkways. Some businesses have also taken advantage of the program as a public service.

The large stencil was provided by Ameren Missouri as part of their efforts to promote water safety. Ameren Missouri also participates in program with the Missouri Highway Patrol providing fun t-shirts to kids who are "caught" lifejackets on the water. Although Missouri law does require children under age 7 to be outfitted in an approved life jacket when on the water, the rule does not apply to docks. Lifejackets are not only recommended for children but adults, as well. LOWSC member Rebecca Green said the council can provide the stencil and labor to paint for a small donation. For more information call 1-573-280-5726.

About the Lake of the Ozarks Water Safety

- The council manages a "Designate-A-Captain" program encouraging boaters to have a sober captain with local establishments offering free non-alcoholic beverages to those behind the wheel.
- The council serves as a local/regional source for boating and water safety information.
- The council participates in educational programs in local schools coordinated by the US Coast Guard Auxiliary to teach children the proper use of life jackets and water safety. Members from a number of area organizations serve on the council, including the Missouri State Highway Patrol-Water Division, Lake Area Chamber of Commerce, Lake West Chamber of Commerce, Camdenon Area Chamber of Commerce, Lake of the Ozarks Convention & Visitor Bureau, Lake of the Ozarks Tri-County Lodging Association, Camden County Health Department, United States Coast Guard Auxiliary, and Ameren Missouri. Aug 2, 2013.

lakewebonline.com.

Lake area could have 100,000 people by 2020

According to the 2013 Demographic Snapshot of the Lake of the Ozarks area compiled by the Lake of the Ozarks Regional Economic Development Council (LOREDC), the three-county region is on track to hit 100,000 residents shortly before 2030, but 2010 U.S. Census numbers may indicate the population benchmark is more likely to occur around 2020 or even sooner. Milestone population markers such as 100,000 residents are one factor in large scale commercial development.

At the time of the 2010 Census, the populations of Camden, Morgan and Miller counties totaled 89,315. The 2013 demographic snapshot utilized a 2008 state population projection study by the Missouri Office of Administration. While LOREDC replaced the study's 2010 figures with actual numbers from the 2010 Census, it left the population projections for 2020 and 2030 the same, not taking into account the higher than estimated actual population of Camden County in 2010 and the greater growth rate there.

The 2010 Census data shows that the study underestimated Camden County's growth rate between 2000 and 2010. The under-projected growth rate not only placed the county's actual 2010 population above estimations but may also compound to make the study's future projections more and more off.

The 2008 study projected an approximately 12 percent increase in population in Camden County from 2000 to 2010, estimating a total of 41,660. Census figures show the county's population at 44,002 in 2010, an actual increase of close to 19 percent. While some of that increase may be attributed to an undercount in 2000, the rate of growth in Camden County since the 1950 Census averages out to approximately 34 percent every 10 years. The study's projections for Morgan and Miller counties' populations, however, were slightly overestimated.

An approximately 8 percent growth rate between 2000 and 2010 for Miller County was projected, but the county actually saw an increase of 5 percent. Morgan County likewise had a projected rate increase of close to 11 percent with an actual rate increase of 7 percent. But if Camden County mimics its last decennial growth rate and sees a growth rate of 19 percent in the decade leading up to 2020, it will push the region's population to 100,000 despite perhaps slower than anticipated growth rates in the other two counties.

Assuming the growth rates for all three counties from 2010 to 2020 stay the same as they were from 2000 to 2010 (19 percent in Camden, 7 percent in Morgan and 5 percent in Miller), the lake area population in 2020 would be around 100,352. The state study projects the population of the tri-county area to be 96,924 in 2020 then 100,065 in 2025 and 102,355 in 2030.

Those numbers utilize a growth rate for Camden County between 2010 and 2020 of 11 percent and a rate of 6 percent between 2020 and 2030. In Morgan County, a 9 percent increase was estimated between 2010 and 2020 and about 6 percent between 2020 and 2030. The study projects a rate increase of almost 7 percent between 2010 and 2020 and about 4 percent between 2020 and 2030 for Miller County. *Continued on page 5.*



Horseshoe Bend as seen from the sky. Eric Dundon

UPCOMING EVENTS

August & September

EVENT	DATE	LOCATION	CONTACT INFO
38 Special Live in Concert ~ Camden on the Lake	Aug 10	Lake Ozark, MO	www.camdenonthelake.com
Mid Missouri Wine & Brew Festival	Aug 10	Lake Ozark, MO	573-964-1008
Coaches vs Cancer Celebrity Golf Tournament	Aug 12	Osage Beach, MO	573-449-7622
Country Club Blues Bash	Aug 16-17	Lake Ozark, MO	bluesbashinfo@gmail.com
13th Annual Children Foundation Charity Golf Tourney	Aug 17	Camdenton, MO	lmills@pbhc.org
Lake of the Ozarks Shootout 25th Anniversary Hall of Fame Dinner	Aug 22	Sunrise Beach, MO	573-374-8400
Fall 27 Acre Yard Sale	Aug 24	Laurie, MO	573-374-8776
Lake of the Ozarks Shootout	Aug 24-25	Sunrise Beach, MO	lakeoftheozarksshootout.org
43rd Annual 2-Man Scramble	Aug 24-25	Osage Beach, MO	573-348-3153
Mystery Dinner Theater	Aug 30	Linn Creek, MO	573-346-7191
Patriot Golf Day at Dogwood Hills	Aug 30-Sep2	Osage Beach, MO	573-348-3153
Lake of the Ozarks Festival of the Arts	Aug 30-Sep 1	Lake Ozark, MO	573-374-9147
Rocky Mount Fire Protection Sweet Corn Festival	Aug 31	Rocky Mount, MO	573-216-3724
Fireworks at Bear Bottom Resort	Aug 31 & Sep 7	Sunrise Beach, MO	573-374-6905
Labor Day Fireworks from the Tropic Island Cruise Ship	Sep 1	Osage Beach, MO	573-348-0083
Lodge of Four Seasons - Fireworks	Sep 1	Lake Ozark, MO	573-365-3000

Lake area could have 100,000 people by 2020 Continued from page 4.

The state study used the "cohort-component" method of projecting population. The basic equation is population at the beginning of the time period plus births for the time period minus deaths for the time period and then plus or minus migration for the time period."

The method estimates survival rates based on historic trends for life expectancies of different age-sex cohorts - categories broken out by male and female and multiple age groups. Historical birth rates are used to project births during future time periods to estimate the 0-4 year-old category. Because migration is an unknown factor, the method projects this rate on a county-by-county basis based on past migration tendencies for each of the age-sex cohorts.

As the shoreline of the Lake of the Ozarks fills up and becomes expensive, growth based on migration to the region going forward may depend on development off the lakefront - away from where development has historically occurred here. But more reasonable prices combined with lake access may begin a drive to develop the second tier of the lake shoreline in coming years.

While population in the area has soared around the lake over the decades, the region is not considered by the state as a statistical whole like the counties surrounding St. Louis and Kansas City or even Joplin and Jefferson City due to the lack of an urbanized center at the lake. Most of the population growth in the lake region has occurred outside incorporated areas.

To be considered as a metropolitan statistical area, an urbanized area of at least 50,000 persons is necessary. An urban cluster of 10,000 or more is necessary to be considered as a micropolitan statistical area. Smaller cities such as Sedalia and Lebanon are considered in this category. None of the lake area towns are large enough to meet that requirement either. Jul 1, 2013. Amy Wilson.

Lakewsonline.com..

Highway 5 project wins regional award

A lake area road project garnered top honors in the Mid America Regional “America’s Transportation Awards” competition for a project that demonstrated the best use of innovation. The award, presented to MoDOT, was presented at the annual meeting of the Mid America Association of State Transportation Officials. The winning entry was the Route 5 Shared Four-Lane Project in Camden and Laclede counties. Central District Design Engineer Nicole Hood accepted the award.

Now in its sixth year, the America’s Transportation Awards competition – sponsored by the American Association of State Highway and Transportation Officials, AAA and the U.S. Chamber of Commerce – recognizes the very best of America’s transportation projects in three main categories: Ahead of Schedule, Under Budget and Best Use of Innovation. The categories are then split up by size: small (less than \$25 million), medium (between \$25 million and \$199 million) and large (\$200 million and more).

The “shared four-lane” highway on Route 5 was constructed to improve safety and traffic flow. The innovative highway design provides 18 miles of continuous, alternating passing lanes between Camdenton and Lebanon, allowing motorists to pass other vehicles without driving in opposing traffic lanes. The northern part of the project was built on new alignment while the southern portion retrofitted the existing highway. The \$34 million project was completed during the summer of 2011. The statewide Safe & Sound Bridge Improvement Project also garnered top honors for a large project in the “Ahead of Schedule” category. The \$685 million project replaced or rehabilitated 802 of Missouri’s poorest bridges in three-and-a-half years – two years ahead of schedule. Some 554 of those structures were bridge replacements completed under a single design-build contract with KTU Constructors.

“Our entries this year encompass the broad scope of transportation projects completed every day by state transportation departments,” said Mike Lewis, AASHTO president and director of the Rhode Island Department of Transportation. “The America’s Transportation Awards competition showcases how state DOTs are delivering quality projects with limited transportation dollars. Through this competition, we honor these projects for excellent stewardship of our tax dollars and the incredible innovations they display.”

The ten projects with the highest overall scores from all four AASHTO regions will compete for the Grand Prize and People’s Choice Award. The Grand Prize winner is determined by a panel of transportation experts. The People’s Choice Award goes to the transportation project that receives the most online votes from the public. Online voting begins September 4. The winners of both awards will be announced at the AASHTO Annual Meeting in Denver in October.

More information about these projects and the competition can be found at www.AmericasTransportationAwards.org. Jul 22, 2013.

Lakenewsonline.com.

Lake Ozark restaurant earns accolade

Baxter’s Lakeside Grille, located on Bagnell Dam Boulevard at the Lake of the Ozarks, announces that it has received a TripAdvisor® Certificate of Excellence award. The accolade, which honors hospitality excellence, is given only to establishments that consistently achieve outstanding traveler reviews on TripAdvisor, and is extended to qualifying businesses worldwide. Only the top-performing 10 percent of businesses listed on TripAdvisor receive this prestigious award.

To qualify for a Certificate of Excellence, businesses must maintain an overall rating of four or higher, out of a possible five, as reviewed by travelers on TripAdvisor, and must have been listed on TripAdvisor for at least 12 months. Additional criteria include the volume of reviews received within the last 12 months.

“Baxter’s prides itself on delivering exceptional, consistent quality and service to our guests, and we are pleased to receive a TripAdvisor Certificate of Excellence,” said Ted Geiger of Baxter’s. “We strive to offer our customers a memorable experience, and this accolade is evidence that our hard work is translating into positive reviews on TripAdvisor.”

“TripAdvisor is delighted to celebrate the success of businesses around the globe, from Sydney to Chicago, Sao Paulo to Rome, which are consistently offering TripAdvisor travelers a great customer experience,” said Alison Copus, Vice President of Marketing for TripAdvisor for Business. “The Certificate of Excellence award provides top performing establishments around the world the recognition they deserve, based on feedback from those who matter most – their customers.”

Baxter’s has previously been honored by AAA Midwest Traveler, Lake Lifestyles, and OpenTable.com for its excellence, food quality, staff and lake view. Baxter’s recently went entirely smoke-free, including its bar and patio. For more information, please visit www.baxterslakesidegrille.com. Jul 15, 2013. *Lakenewsonline.com.*

